

110.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

880,400 / 880,400

USE VALUE:

880,400 / 880,400

ASSESSED:

880,400 / 880,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		ORIENT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BALAKRISHNAMA SURESH ETAL	
Owner 2: TRS/ BALAKRISHNAMA/RAO FAMILY	
Owner 3: 2018 REVOCABLE INTER VIVOS TR	
Street 1: 105 ORIENT AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: BALAKRISHNAMA SURESH & -
Owner 2: RAO NIMISHA -
Street 1: 105 ORIENT AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION									
This parcel contains 6,930 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 1874 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo					
s				Street					
t				Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6930		Sq. Ft.	Site		0	70.	0.82	6			Heavy T	-10					395,577						395,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6930.000	484,000	800	395,600	880,400		315800
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18

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880,400 / 880,400

880,400 / 880,400



!16000!

PRINT

Date

Time

12/11/20

05:39:30

LAST REV

Date

Time

09/05/19

15:51:15

apro

16000

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

PREVIOUS ASSESSMENT

Parcel ID

110.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,000	800	6,930.	395,600	880,400	880,400	Year End Roll	12/18/2019
2019	101	FV	404,100	800	6,930.	389,900	794,800	794,800	Year End Roll	1/3/2019
2018	101	FV	404,100	800	6,930.	299,500	704,400	704,400	Year End Roll	12/20/2017
2017	101	FV	404,100	800	6,930.	282,600	687,500	687,500	Year End Roll	1/3/2017
2016	101	FV	406,300	800	6,930.	260,000	667,100	667,100	Year End	1/4/2016
2015	130	FV		0	6,930.	268,800	268,800	268,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALAKRISHNAMA S	72057-526	1	12/26/2018	Convenience		1	No	No	
MAHONEY WILLIAM	65153-283		4/1/2015		725,000	No	No		
DE NAPOLI WILLI	61774-85		5/10/2013	Mult Lots	325,000	No	No		SEE SUBDIVISION PLAN 917 OF 2013

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/18/2014	1015	New Buil	350,000		8/18/2014			Construct new sing	10/26/2018	MEAS&NOTICE	HS	Hanne S
									3/31/2015	Meas/Inspect	PC	PHIL C
									1/16/2015	Measured	PT	Paul T
									8/18/2014	Info Fm Prmt	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 2	Rating: Average			BK; 20764 PG; 312 SUBDIVISION 4 HOUSE LOTS CREATED-NEW LOT WILL BE 12927 S/F DONE 1/13/97 PM. FORMER 694 SUMMER ST 5/28/2013. Subdivision plan 917 of 2013, dividing new house @ 103 Orient Ave from this buildable lot..											
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: TAN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: B- - Good (-)								Lvl 2											
Year Blt: 2015	Eff Yr Blt:							Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct: G16		Fact: .						Totals RMS: 7 BRs: 3 Baths: 2 HB: 1											
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	2.4 %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	7	3	M						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3	- Hardwood			Override:		%		Baths:											
Sec Floors:		%			Total: 2.4	%		Plumbing:											
Bsmnt Flr: 12	- Concrete							Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext:																			
Heat Fuel: 2	- Gas																		
Heat Type: 15	- H.V.A.C																		
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 110.0-0001-0017.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1 120	G	AV	2015		6.72	T	5	101			800		800		
More: N				Total Yard Items: 800				Total Special Features:				Total: 800				AssessPro Patriot Properties, Inc			